

Morguard

2019 | ANNUAL
REPORT
MORGUARD
CORPORATION

TAKING DECISIVE
ACTION TOGETHER



On the cover left to right:
The Heathview, Toronto, ON
99 Metcalfe, Ottawa, ON

The selected annual financial information in the 2019 Annual Report highlights certain key metrics for the Company. As a result, this report should be read in conjunction with the Company's consolidated financial statements for the year ended December 31, 2019, related Management's Discussion and Analysis (MD&A) and the Annual Information Form. These documents are available on the Company's website at www.morguard.com. All continuous disclosure documents required by securities regulators are also filed on the System for Electronic Document Analysis and Retrieval (SEDAR) and can be accessed electronically at www.sedar.com.

NON-IFRS MEASURES

The Company's consolidated financial statements are prepared in accordance with International Financial Reporting Standards (IFRS). The following measures, net operating income (NOI), funds from operations (FFO) and normalized FFO (collectively, the "non-IFRS measures") as well as other measures discussed elsewhere in the 2019 Annual Report, do not have any standardized meaning prescribed by IFRS and are not necessarily comparable to similar measures presented by other reporting issuers in similar or different industries. The Company uses these measures to better assess the Company's underlying performance and financial position and provides these additional measures so that investors may do the same. Details on non-IFRS measures are set out in the Company's MD&A for the year ended December 31, 2019 and are available on the Company's profile on SEDAR at www.sedar.com.

FELLOW SHAREHOLDERS



The 2019 annual report for Morguard Corporation showcases another year of solid performance for the Company, with gains in all areas of the business. I believe the reason we perform consistently well year after year comes from our ability to take decisive action together throughout our North American network. Morguard has a team of real estate professionals with the in-house skills, knowledge and experience to act quickly and collaboratively on viable opportunities in Canada and the United States.

In 2019, we continued our commitment to a strong and diversified portfolio of real estate assets. We made acquisitions totalling approximately \$330 million, including office properties in Ottawa and in Mississauga as well as a residential property in Chicago. We also undertook a number of development projects, including the redevelopment of East York Town Centre in Toronto, The Centre in Saskatoon, Parkland Mall in Red Deer, the 60 Bloor Street West retrofit in Toronto, and a master plan entitlement for Connect Bonnie Doon in Edmonton.

In addition, one of our primary business strategies is to increase the value of our managed properties through reinvestment. Ongoing capital improvements, enhanced property management, leasing and tenant services, as well as environmental sustainability initiatives have all contributed to increased tenant occupancy and rental income. As of December 31, 2019, the total value of our assets under management was \$21.3 billion, and normalized funds from operations increased by 4.8%.

As one of Canada's largest integrated real estate companies, Morguard has the infrastructure, assets, in-house talent, reach, scale and financial strength to take advantage of multiple investment and development opportunities throughout North America. We're well positioned to grow investor value over the long term.

Once again, I wish to express my thanks to the management team, employees and directors of Morguard, and most important, our shareholders, all of whom are part of Morguard's success in taking decisive action together.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Rai Sahi', written in a cursive style.

K. RAI SAHI

Chairman and Chief Executive Officer



BREADTH

Morguard is a tightly integrated interdisciplinary network of real estate professionals with deep experience in the North American market. Using our skills, diverse asset classes, financial strength and entrepreneurial drive balanced with institutional governance, we take decisive action with every opportunity. We are personally invested in the Company, and take a



KNOWLEDGE

ASSET MANAGEMENT

LEASING

OPERATIONS

MARKETING

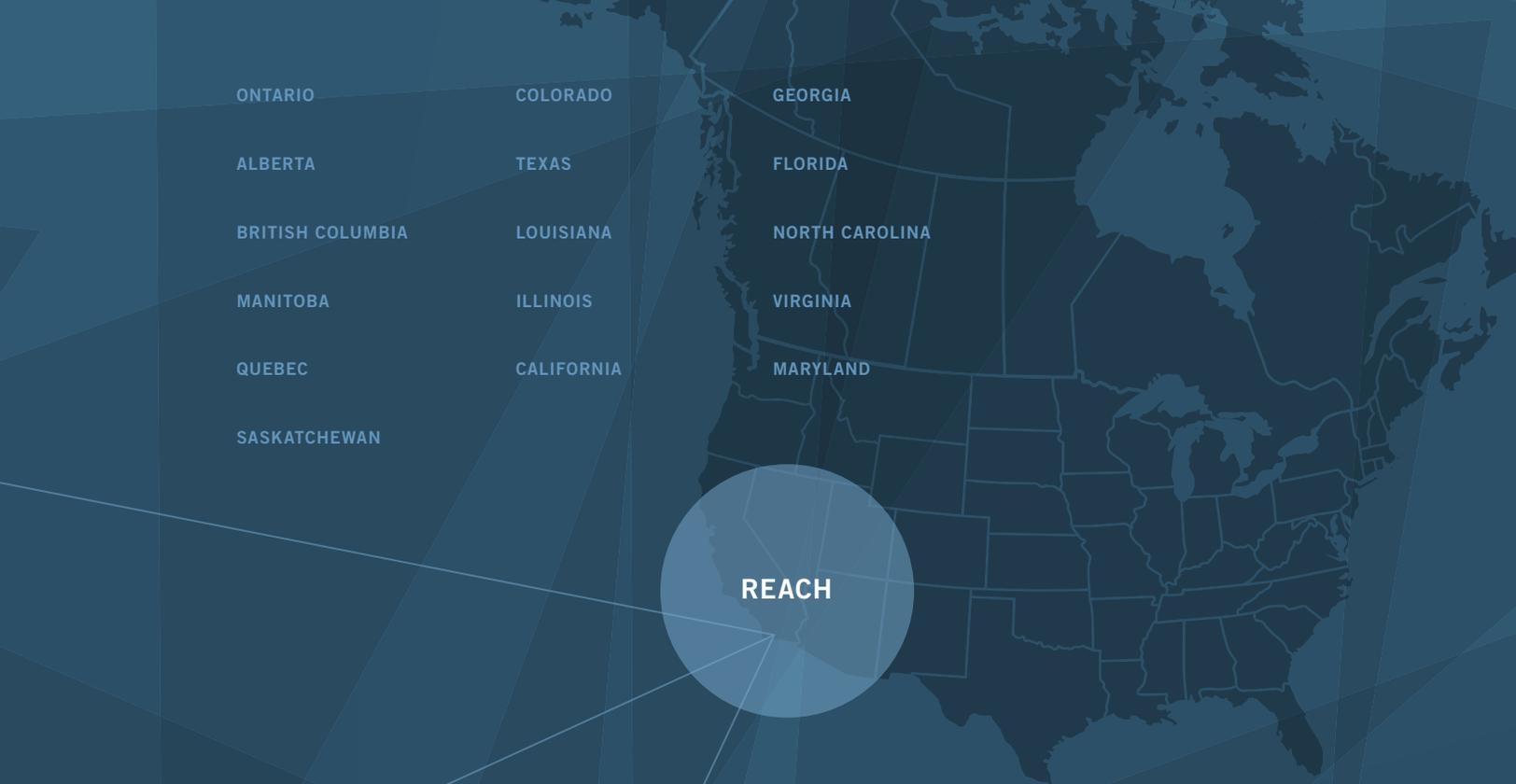
RESEARCH

DEVELOPMENT

ACQUISITIONS

SUSTAINABILITY





ONTARIO
ALBERTA
BRITISH COLUMBIA
MANITOBA
QUEBEC
SASKATCHEWAN
COLORADO
TEXAS
LOUISIANA
ILLINOIS
CALIFORNIA
GEORGIA
FLORIDA
NORTH CAROLINA
VIRGINIA
MARYLAND

REACH

simultaneously conservative and opportunistic approach to investment. We nurture solid relationships with our lenders, tenants, employees and partners to develop, manage and invest. As a result, we have the breadth, reach, knowledge and scale to grow and protect the value of our holdings for all stakeholders.

SCALE

OUR 2019 PERFORMANCE STRONG FINANCIAL RESULTS

Our philosophy remains proven: prudent capital management, opportunistic investing and proactive property management helps fuel enhanced investor value. As a result, we once again experienced strong financial performance in 2019.

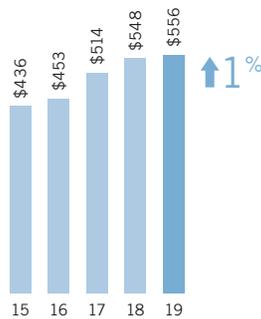
REVENUE AND EARNINGS

Our revenue and earnings for 2019 were strong, resulting in an overall 3.0% increase in revenue. We also experienced increases in NOI as well as normalized FFO – the combined results of our efforts in acquisitions, development and asset management.

Total revenue increased by \$35.1 million to \$1.2 billion for 2019. NOI increased by \$8.2 million (or 1.5%), to \$556.2 million for 2019. Normalized FFO increased by \$10.4 million to \$228.1 million for 2019, representing a 4.8% increase, and normalized FFO per common share increased by \$1.17 to \$20.21 per common share for 2019, compared to \$19.04 per common share for 2018.



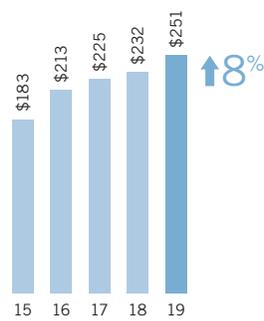
TOTAL REVENUE
IN MILLIONS OF DOLLARS



NET OPERATING
INCOME
IN MILLIONS OF DOLLARS



Performance Court, Ottawa, ON



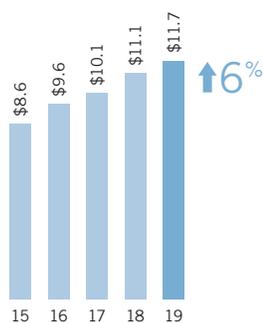
FUNDS FROM OPERATIONS - BASIC
IN MILLIONS OF DOLLARS

FINANCIAL HIGHLIGHTS

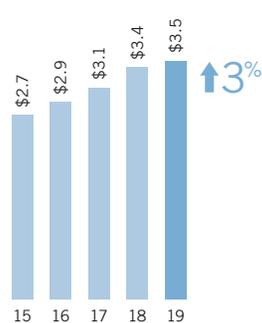
IN THOUSANDS OF CANADIAN DOLLARS, EXCEPT PER COMMON SHARE AMOUNTS

AS AT DECEMBER 31	2015	2016	2017	2018	2019
Total assets	\$8,602,132	\$9,558,078	\$10,111,986	\$11,082,758	\$11,703,084
Indebtedness	\$4,183,810	\$4,778,750	\$4,935,454	\$5,498,668	\$5,919,939
Indebtedness to total assets	48.6%	49.8%	48.8%	49.6%	50.6%
Shareholders' equity	\$2,697,724	\$2,862,812	\$3,082,673	\$3,431,366	\$3,548,906
Number of common shares (in thousands)	11,993	11,929	11,842	11,294	11,283
TSX price	133.00	175.90	179.48	176.01	201.00
Shareholders' equity, per common share	\$224.94	\$239.98	\$260.32	\$303.84	\$314.55
Equity market capitalization	\$1,595,069	\$2,098,311	\$2,125,402	\$1,987,857	\$2,267,883

FOR THE YEARS ENDED DECEMBER 31	2015	2016	2017	2018	2019
Revenue from real estate properties	\$762,033	\$775,746	\$790,535	\$841,497	\$872,223
Revenue from hotel properties	\$46,562	\$66,567	\$237,116	\$237,938	\$245,282
Total revenue	\$883,559	\$921,976	\$1,113,774	\$1,157,878	\$1,192,973
Net operating income	\$435,899	\$453,398	\$513,867	\$547,975	\$556,181
Net income	\$103,520	\$209,924	\$344,367	\$344,058	\$188,796
Funds from operations – basic	\$183,139	\$213,282	\$225,072	\$232,396	\$250,871
Funds from operations per share – basic	\$14.96	\$17.86	\$18.94	\$20.32	\$22.23
Weighted Average Interest Rate	3.91%	3.91%	3.86%	3.87%	3.80%



TOTAL ASSETS
IN BILLIONS OF DOLLARS



SHAREHOLDERS'
EQUITY
IN BILLIONS OF DOLLARS

41 Rue Victoria, Gatineau, QC



CAPITAL MANAGEMENT

Our prudent capital management philosophy enables us to maintain a healthy debt-to-equity ratio. In 2019, new and refinanced first mortgage debt totalled over \$500 million having a weighted average interest rate of 3.49%, providing additional mortgage proceeds, net of repayments, of \$104.7 million. In January and November 2019, Morguard also completed issuances of \$450 million aggregate principal amounts of Series E and F senior unsecured debentures – \$225 million each – bearing interest rates of 4.715% and 4.204% per annum, respectively, and maturing in 2024.

RESULTS FOR SHAREHOLDERS

The long-term growth of value in Morguard common shares is reflective of our reinvestment of yearly profits and resulting successes. Over the past 10 years, the compound annual growth rate of Morguard's stock has been 17%. Our annual dividend in 2019 was \$0.60 per common share, paying \$6.8 million to shareholders.



TSX PRICE
IN DOLLARS

Santorini Apartments, Boynton Beach, FL





Alta at K Station, Chicago, IL

MULTI-SUITE
RESIDENTIAL

OFFICE

Action from breadth. Asset diversification is the hallmark of Morguard. We own, manage and operate in all real estate asset classes. Our breadth of in-house knowledge in planning, zoning, development and management throughout North America enables us to take decisive action and create value, whatever the investment opportunity.

HOTEL

INDUSTRIAL

RETAIL

Morguard Corporation is a real estate investment company listed on the Toronto Stock Exchange (TSX: MRC) with a directly owned real estate portfolio and ownership in two public real estate investment trusts: Morguard REIT (TSX: MRT.UN) and Morguard North American Residential REIT (TSX: MRG.UN).

Morguard also derives income from real estate advisory services offered to major institutional clients, private investors and its public company investments. It also receives revenue from managing equities, fixed income and balanced investment portfolios offered to major institutional clients and private investors under the Lincluden Investment Management Limited (Lincluden) brand.

ASSETS UNDER
MANAGEMENT

\$10.6B

OWNED REAL ESTATE

\$5.2B

MANAGED REAL ESTATE

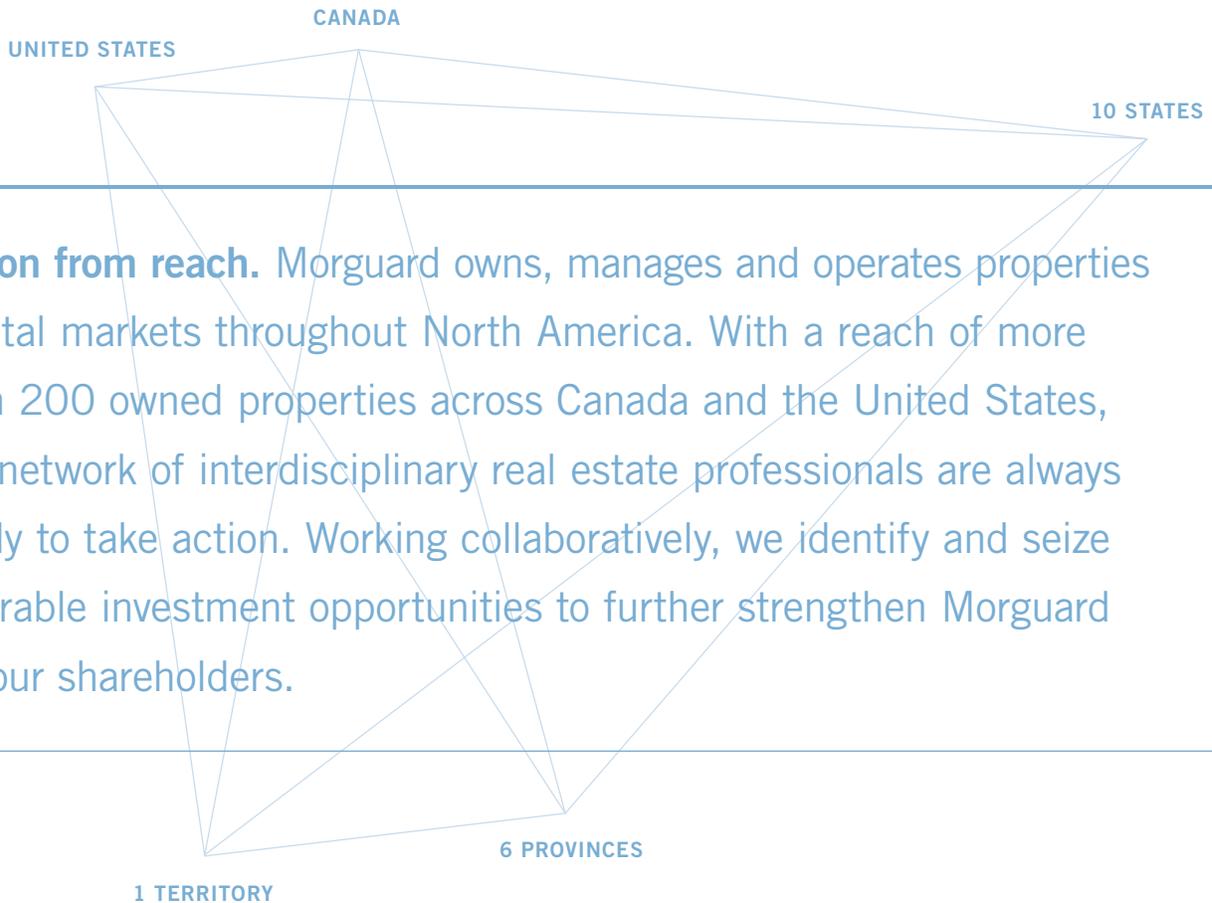
\$5.5B

MANAGED EQUITIES
AND FIXED INCOME

\$21.3B

TOTAL

The Morguard portfolio comprises properties in a wide range of asset classes – multi-suite residences, enclosed regional and unenclosed shopping centres, single- and multi-tenant office buildings, industrial buildings and hotels – located in suburban and urban centres across Canada and the United States. Our real estate revenue is earned through proactive leasing of our properties, in addition to fees from our management services. Our profitability is further optimized by continually focusing on strict control of our operating costs, capital improvements to enhance assets, sustainable property management and enhancing the tenant experience.



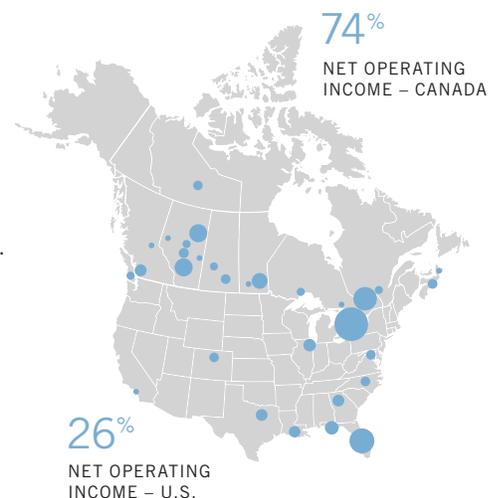
Action from reach. Morguard owns, manages and operates properties in vital markets throughout North America. With a reach of more than 200 owned properties across Canada and the United States, our network of interdisciplinary real estate professionals are always ready to take action. Working collaboratively, we identify and seize desirable investment opportunities to further strengthen Morguard for our shareholders.

During the year, occupancy was consistent across all asset classes, supporting Morguard's business objective of generating stable and increasing cash flow through its diversified portfolio of real estate assets. In 2019, our residential properties had 99% and 95% occupancy in Canada and the U.S., respectively. Rental rates in Canada continue to rise with demand outpacing supply. In the U.S., rental rates are also rising in core markets.

Our office portfolio, focused on well-located, high-quality office buildings in major Canadian urban centres, is balanced between single-tenant buildings under long-term lease to government and large national tenants and multi-tenant properties with well-distributed lease expiries, enabling us to benefit from increased rent on lease renewals.

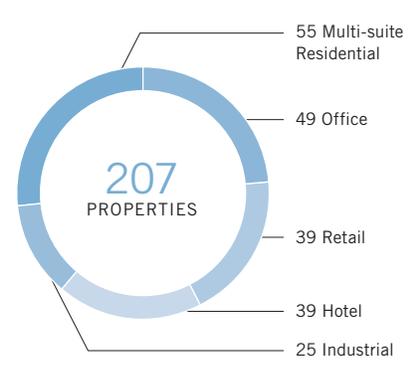
Our retail portfolio includes enclosed full-scale, regional shopping centres that are dominant in their respective markets. As well, our neighbourhood and community shopping centres are primarily anchored by food retailers, discount department stores and banking institutions. Our unenclosed shopping centres continued to perform exceptionally well in 2019.

Our nationwide hotel portfolio is diverse and comprises full and limited service hotels. Our Alberta portfolio, due to a predominantly resource-based economy, does remain a challenge, however, the NOI in the remainder of our hotel portfolio increased by 9.4% in 2019.





The Colonnade, Toronto, ON



ASSET
MANAGEMENT

OPERATIONS

LEASING

Action from knowledge. Our network of real estate professionals work together to identify and take definitive action on opportunities. Experts in acquisitions, investment, leasing, development, marketing, accounting, legal, research and market analysis, Morguard has the skills, knowledge and perspective to quickly analyze and act to grow our portfolio throughout North America.

DEVELOPMENT

MARKETING

RESEARCH

DEVELOPMENTS

We are committed to continually improving our real estate portfolio. In 2019, we performed numerous enhancements to our properties, always with a focus on enhancing value for our shareholders as well as our tenants. This is a key business strategy for Morguard: the more we invest in our portfolio, the greater our funds from operations can be, as well as the potential for higher returns in the long run.

East York Town Centre – Retail – Toronto, ON

By enhancing its tenant mix and services to better serve the needs of the local community, this retail complex is increasing visitor traffic and helping ensure higher occupancy rates. The redevelopment of this centre has consolidated and added services that cater to the surrounding communities.

60 Bloor West – Office – Toronto, ON

The recent green retrofit of this office building, located in one of the most vibrant areas in the city, is helping to reduce operating costs while enhancing the asset value. Morguard has undertaken a deep retrofit of this 1970s office building, making significant mechanical and electrical upgrades to reduce energy consumption by more than 25% and achieve a LEED® EB:O&M Gold.



East York Town Centre, Toronto, ON



60 Bloor Street West, Toronto, ON



Bonnie Doon Centre, Edmonton, AB

Connect Bonnie Doon – Retail/Multi-Suite Residential – Edmonton, AB

The recent rezoning of this major retail hub is unlocking significant value for the property. The entitlement process will result in new residential, commercial and community amenities with upwards of four million square feet of new development leveraging the new Valley Line LRT station that connects Bonnie Doon to downtown.

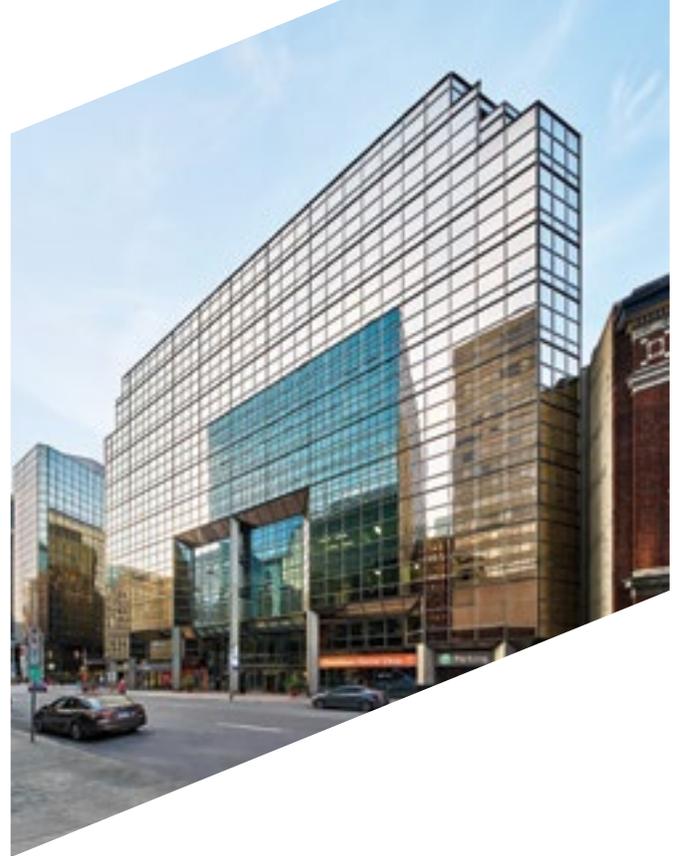
The Centre – Retail – Saskatoon, SK

Renovation projects for the shopping centre include a modernization of the interior and exterior of the property, as well as a 29,500 square foot development of a new Cineplex pad. The new Cineplex opened in the fourth quarter of 2019 and the modernization is expected to be complete in 2020.

\$330M
TOTAL ACQUISITIONS

Marquee at Block 37, Chicago, IL





99 Metcalfe, Ottawa, ON

ACQUIRED PROPERTIES

In 2019, our real estate acquisitions totalled approximately \$330 million – a continuation of our ongoing strategy of buying newer and diversified assets with high income potential in key markets.

Additionally, Morguard disposed of eight assets in 2019 totalling approximately \$90 million. Dispositions of non-core assets help meet our focus on well-located, newer, higher-earning assets.

Marquee at Block 37 – Chicago, IL – Multi-suite Residential – \$180M

Morguard North American Residential REIT acquired a 50% interest in this 38-storey luxury downtown apartment building, located in Chicago's Loop, a key market, in December 2019. Morguard Corporation and Morguard North American Residential REIT own the asset on a 50/50 joint venture basis. Morguard Corporation initially invested in Marquee at Block 37 as a development joint venture partner.

99 Metcalfe – Ottawa, ON – Office – \$53M

This office building in downtown Ottawa has great access to public transportation, Parliament Hill, the Court House, library and Sparks Street Mall, as well as a number of great restaurants. Its location near other Morguard properties provides management efficiencies and density in a strong market within Canada's capital.

Mississauga City Centre – Mississauga, ON – Office – \$96M

This four-building office portfolio is now 100% owned by Morguard after the remaining 50% was purchased from a joint venture partner. This well-located destination significantly enhances the Morguard portfolio. The intensification of downtown Mississauga and the Hurontario LRT will provide a range of future development opportunities.



201 City Centre Drive, Mississauga, ON

MORGUARD CORPORATION

MORGUARD REIT

MORGUARD NORTH AMERICAN RESIDENTIAL REIT

Action from scale. Our Morguard network provides the financial strength and flexibility to take advantage of opportunities across North America. Each entity specializes in a particular real estate focus, with the ability to come together to realize the full potential of an investment opportunity. Morguard has the scale to create greater value.

MANAGED REAL ESTATE

MANAGED EQUITIES AND FIXED INCOME

With a diverse group of entities, Morguard has the ability to realize cash flow from distributions received as well as the advisory services we provide. As our scale has increased, so too has our financial strength, our expertise in real estate, and our ability to work together across the network to identify and act upon desirable investment opportunities across North America.

2019 INVESTMENT ACTIVITIES

Morguard acquired 563,441 units of Morguard Real Estate Investment Trust at a weighted average price of \$11.74 per unit. As a result, Morguard Corporation now owns 58.5% of the outstanding units of Morguard REIT.

During 2019, Morguard acquired 39,807,004 common shares of Temple Hotels Inc. at an average of \$1.63 per common share, and together with the acquisition of the remaining common shares not already owned by Morguard in February 2020, Morguard now owns 100% of the issued and outstanding common shares.



Hilton Garden Inn and Homewood Suites, Ottawa, ON



50 Bloor Street West, Toronto, ON

THE MORGUARD GROUP

\$10.6B

REAL ESTATE
ASSETS

\$11.1B

REVENUE FROM
REAL ESTATE

MORGUARD CORPORATION (TSX: MRC)

Morguard Corporation is a major North American real estate investment and advisory company. It has extensive retail, office, industrial, hotel and residential holdings owned directly and through its investment in Morguard Real Estate Investment Trust and Morguard North American Residential REIT. Morguard also provides investment and management services to institutional and other investors.

\$2.9B

REAL ESTATE
ASSETS

58.5%

OWNED BY
MORGUARD
CORPORATION

MORGUARD REIT (TSX: MRT.UN)

Morguard Real Estate Investment Trust is diversified with 48 commercial properties in six Canadian provinces comprising retail, office and industrial properties with a total of 8.5 million square feet of GLA.

\$2.9B

REAL ESTATE
ASSETS

44.8%

OWNED BY
MORGUARD
CORPORATION

MORGUARD NORTH AMERICAN RESIDENTIAL REIT (TSX: MRG.UN)

Morguard North American Residential REIT owns a diversified real estate portfolio of 42 multi-suite residential properties consisting of 12,141 residential suites across North America.

\$10.7B

THIRD-PARTY
ASSETS UNDER
MANAGEMENT

\$52.4M

FEES FROM
ADVISORY SERVICES

MANAGEMENT SERVICES

Morguard provides real estate investment and management services to major institutional clients, private investors and our public companies. In 2019, Morguard earned fees from its third-party advisory services offered by Morguard and through our subsidiary, Lincluden Investment Management Limited.

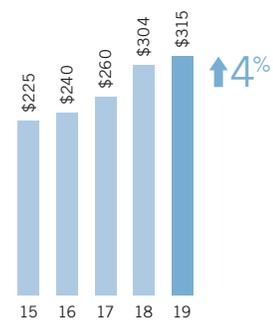


Etobicoke Wellness Centre, Toronto, ON

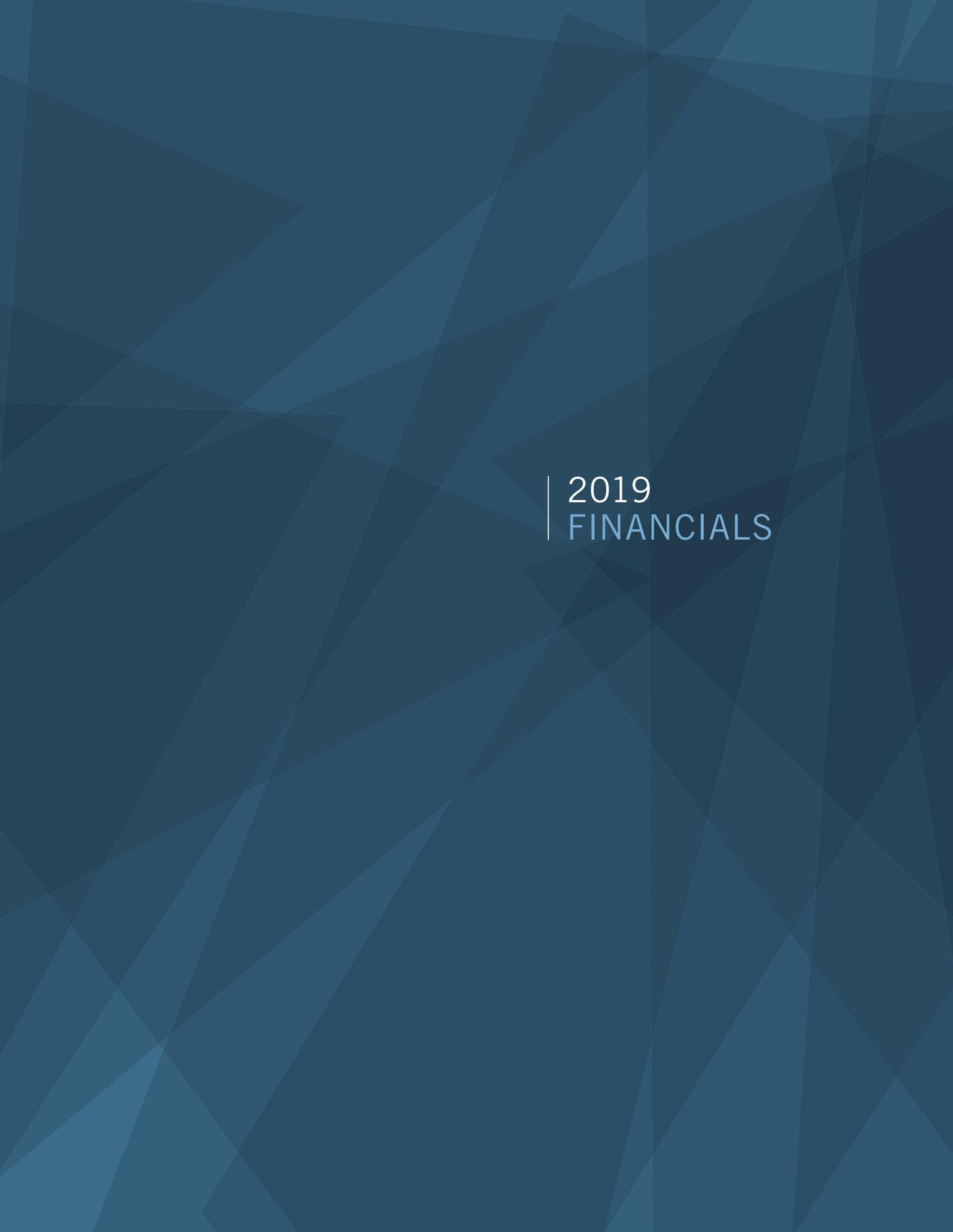
LOOKING FORWARD

Our experience has proven that diversified cash flow leads to stability and strength in equal measure, enabling us to take decisive action in growing value for our shareholders. We believe in the power of flexibility. And because we are not committed to any one asset class or geographic area, we can act upon any viable opportunity and with precision.

To maintain our record of achievement, Morguard will continue its strategy of buying undervalued assets, then focusing on leasing, development and operational improvements. We'll continue to focus on counter-cyclical opportunities. We'll continue to seek long-term growth for shareholders, reinvesting into the Company for them. And, we'll work together, using our strengths to deliver continued future success.



SHAREHOLDERS' EQUITY PER COMMON SHARE



| 2019
FINANCIALS

BALANCE SHEETS

IN THOUSANDS OF CANADIAN DOLLARS

AS AT DECEMBER 31	2019	2018
ASSETS		
Non-current assets		
Real estate properties	\$10,201,283	\$9,645,596
Hotel properties	628,783	666,078
Equity-accounted and other fund investments	248,665	281,464
Other assets	401,501	285,103
	11,480,232	10,878,241
Current assets		
Amounts receivable	80,588	76,879
Prepaid expenses and other	19,096	17,237
Cash	123,168	110,401
	222,852	204,517
	\$11,703,084	\$11,082,758
LIABILITIES AND EQUITY		
Non-current liabilities		
Mortgages payable	\$3,781,668	\$3,573,185
Unsecured debentures	846,666	597,697
Convertible debentures	193,503	225,936
Lease liabilities	164,441	9,754
Morguard Residential REIT Units	516,462	417,481
Deferred income tax liabilities	733,786	717,943
	6,236,526	5,541,996
Current liabilities		
Mortgages payable	583,611	789,516
Unsecured debentures	199,778	—
Convertible debentures	—	2,063
Loans payable	33,679	60,309
Accounts payable and accrued liabilities	242,673	234,916
Bank indebtedness	101,100	225,160
	1,160,841	1,311,964
Total liabilities	7,397,367	6,853,960
EQUITY		
Shareholders' equity	3,548,906	3,431,366
Non-controlling interest	756,811	797,432
Total equity	4,305,717	4,228,798
	\$11,703,084	\$11,082,758

STATEMENTS OF INCOME

IN THOUSANDS OF CANADIAN DOLLARS, EXCEPT PER COMMON SHARE AMOUNTS

FOR THE YEARS ENDED DECEMBER 31	2019	2018
Revenue from real estate properties	\$872,223	\$841,497
Revenue from hotel properties	245,282	237,938
Land rent arbitration settlement	—	17,250
Property operating expenses		
Property operating costs	(186,656)	(184,986)
Utilities	(58,167)	(57,160)
Realty taxes	(126,773)	(126,076)
Hotel operating expenses	(189,728)	(180,488)
Net operating income	556,181	547,975
OTHER REVENUE		
Management and advisory fees	52,401	62,096
Interest and other income	17,294	10,947
Sales of product and land	5,773	5,400
	75,468	78,443
EXPENSES		
Interest	230,895	210,464
Property management and corporate	94,129	92,665
Cost of sales of product and land	3,800	3,698
Amortization of hotel properties	27,902	25,342
Amortization of capital assets and other	8,250	6,518
Provision for impairment	22,923	29,668
	387,899	368,355
OTHER INCOME (EXPENSE)		
Fair value gain, net	7,731	167,235
Equity loss from investments	(28,825)	(22,654)
Other income	2,835	13,424
	(18,259)	158,005
Income before income taxes	225,491	416,068
Provision for income taxes		
Current	11,422	15,216
Deferred	25,273	56,794
	36,695	72,010
Net income for the year	\$188,796	\$344,058
Net income attributable to:		
Common shareholders	\$186,939	\$319,851
Non-controlling interest	1,857	24,207
	\$188,796	\$344,058
Net income per common share attributable to:		
Common shareholders – basic and diluted	\$16.57	\$27.96

STATEMENTS OF COMPREHENSIVE INCOME

IN THOUSANDS OF CANADIAN DOLLARS

FOR THE YEARS ENDED DECEMBER 31

	2019	2018
Net income for the year	\$188,796	\$344,058
OTHER COMPREHENSIVE INCOME (LOSS)		
Items that may be reclassified subsequently to net income:		
Unrealized foreign currency translation gain (loss)	(77,743)	112,621
Gain on interest rate swap agreement	—	161
	(77,743)	112,782
Deferred income tax recovery	643	467
	(77,100)	113,249
Items that will not be reclassified subsequently to net income:		
Actuarial gain (loss) on defined benefit pension plans	9,825	(6,721)
Deferred income tax recovery (provision)	(2,472)	1,796
	7,353	(4,925)
Other comprehensive income (loss)	(69,747)	108,324
Total comprehensive income for the year	\$119,049	\$452,382
Total comprehensive income (loss) attributable to:		
Common shareholders	\$121,489	\$420,538
Non-controlling interest	(2,440)	31,844
	\$119,049	\$452,382

STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY

IN THOUSANDS OF CANADIAN DOLLARS

	RETAINED EARNINGS	ACCUMULATED OTHER COMPREHENSIVE INCOME	SHARE CAPITAL	TOTAL SHAREHOLDERS' EQUITY	NON- CONTROLLING INTEREST	TOTAL
Shareholders' equity, January 1, 2018	\$2,785,739	\$189,982	\$106,952	\$3,082,673	\$851,696	\$3,934,369
Changes during the year:						
Net income	319,851	—	—	319,851	24,207	344,058
Other comprehensive income	—	100,687	—	100,687	7,637	108,324
Dividends	(6,842)	—	—	(6,842)	—	(6,842)
Distributions	—	—	—	—	(29,778)	(29,778)
Issuance of common shares	—	—	139	139	—	139
Repurchase of common shares	(87,720)	—	(4,655)	(92,375)	—	(92,375)
Adjustment on adoption of IFRS 9	17,315	(17,315)	—	—	—	—
Change in ownership of Morguard REIT	26,921	—	—	26,921	(53,850)	(26,929)
Change in ownership of Temple Hotels Inc.	312	—	—	312	(2,480)	(2,168)
Shareholders' equity, December 31, 2018	\$3,055,576	\$273,354	\$102,436	\$3,431,366	\$797,432	\$4,228,798
Changes during the year:						
Net income	186,939	—	—	186,939	1,857	188,796
Other comprehensive loss	—	(65,450)	—	(65,450)	(4,297)	(69,747)
Dividends	(6,770)	—	—	(6,770)	—	(6,770)
Distributions	—	—	—	—	(28,029)	(28,029)
Issuance of common shares	—	—	90	90	—	90
Repurchase of common shares	(1,993)	—	(100)	(2,093)	—	(2,093)
Contribution from non-controlling interest	—	—	—	—	15,930	15,930
Change in ownership of Temple Hotels Inc.	(2,498)	—	—	(2,498)	2,449	(49)
Change in ownership of Morguard REIT	6,418	—	—	6,418	(13,034)	(6,616)
Increase in subsidiary ownership interest	—	—	—	—	(15,497)	(15,497)
Tax impact of increase in subsidiary ownership interest	904	—	—	904	—	904
Shareholders' equity, December 31, 2019	\$3,238,576	\$207,904	\$102,426	\$3,548,906	\$756,811	\$4,305,717

STATEMENTS OF CASH FLOWS

IN THOUSANDS OF CANADIAN DOLLARS

FOR THE YEARS ENDED DECEMBER 31	2019	2018
OPERATING ACTIVITIES		
Net income for the year	\$188,796	\$344,058
Add (deduct) items not affecting cash	93,192	(46,610)
Distributions from equity-accounted investments	6,778	4,472
Land held for residential development and sale	(7)	(13)
Additions to development property – inventory	—	(3,930)
Additions to tenant incentives and leasing commissions	(7,521)	(8,170)
Net change in operating assets and liabilities	1,176	1,597
Cash provided by operating activities	282,414	291,404
INVESTING ACTIVITIES		
Additions to real estate properties and tenant improvements	(391,302)	(425,643)
Additions to hotel properties	(17,876)	(17,029)
Additions to capital and intangible assets	(12,659)	(5,923)
Proceeds from the sale of real estate properties, net	64,653	7,214
Proceeds from the sale of hotel properties, net	1,849	—
Investment in properties under development	(50,045)	(94,498)
Investment in equity-accounted and other fund investments, net	(68,708)	(7,786)
Investment in marketable securities	(87,668)	(41,510)
Increase in mortgages and loans receivable	—	(82,783)
Decrease in mortgages and loans receivable	—	108,244
Cash used in investing activities	(561,756)	(559,714)
FINANCING ACTIVITIES		
Proceeds from new mortgages	475,981	477,769
Financing costs on new mortgages	(3,275)	(2,797)
Repayment of mortgages		
Repayments on maturity	(308,293)	(196,704)
Repayments due to mortgage extinguishments	(62,967)	—
Principal instalment repayments	(110,771)	(109,578)
Principal payment of lease liabilities	(2,099)	—
Proceeds from bank indebtedness	380,344	705,255
Repayment of bank indebtedness	(504,404)	(529,745)
Proceeds from issuance of Morguard Residential REIT Units, net of cost	74,528	—
Proceeds from issuance of unsecured debentures, net of costs	447,575	198,805
Redemption of unsecured debentures	—	(135,000)
Proceeds from issuance of convertible debentures, net of costs	—	77,125
Redemption of convertible debentures	(39,636)	(90,998)
Proceeds from construction financing	—	1,481
Repayment of construction financing	—	(37,957)
Proceeds from (repayment of) loans payable, net	(22,784)	55,772
Dividends paid	(6,680)	(6,703)
Distributions to non-controlling interest	(27,100)	(29,242)
Contribution from non-controlling interest	15,930	—
Common shares repurchased for cancellation	(2,093)	(92,375)
Investment in Morguard REIT	(6,616)	(26,929)
Investment in Temple Hotels Inc.	(49)	(2,168)
Increase in subsidiary ownership interest	(8,014)	—
Decrease (increase) in restricted cash	4,936	(7,733)
Cash provided by financing activities	294,513	248,278
Net increase (decrease) in cash during the year	15,171	(20,032)
Net effect of foreign currency translation on cash balance	(2,404)	(4,017)
Cash, beginning of year	110,401	134,450
Cash, end of year	\$123,168	\$110,401



| 2019
| PORTFOLIO SUMMARY

MULTI-SUITE RESIDENTIAL

CANADA

PROPERTY	CITY	PROV.	OWNERSHIP	OWNERSHIP INTEREST (%)	TOTAL SUITES	OWNERSHIP SUITES	OCCUPANCY (%)
Mayfair Village South	Edmonton	AB	MRC	100	237	237	100
Square 104	Edmonton	AB	MRG	100	277	277	96
Margaret Place ❶	Kitchener	ON	MRG	100	472	472	98
Aspen Grove I ❶	Mississauga	ON	MRC	95	168	160	100
Aspen Grove II ❶	Mississauga	ON	MRC	95	168	160	100
Meadowvale Gardens ❶	Mississauga	ON	MRG	100	325	325	98
The Arista ❶	Mississauga	ON	MRG	100	458	458	100
The Elmwoods ❶	Mississauga	ON	MRG	100	321	321	100
The Forestwoods ❶	Mississauga	ON	MRG	97	300	291	99
The Maplewoods ❶	Mississauga	ON	MRG	97	300	291	99
The Valleywoods ❶	Mississauga	ON	MRG	98	373	366	99
Tomken Place ❶	Mississauga	ON	MRG	100	142	142	100
126 Sparks	Ottawa	ON	MRC	100	36	36	n/a
160 Chapel ❶	Ottawa	ON	MRG	100	370	370	99
Downsview Park Townhomes	Toronto	ON	MRG	100	60	60	98
Leaside Towers ❶	Toronto	ON	MRC	100	989	989	98
Rideau Towers I ❶	Toronto	ON	MRG	90	287	258	99
Rideau Towers II ❶	Toronto	ON	MRG	100	380	380	98
Rideau Towers III ❶	Toronto	ON	MRG	100	474	474	100
Rideau Towers IV ❶	Toronto	ON	MRG	100	400	400	99
Rouge Valley Residence	Toronto	ON	MRG	100	396	396	99
The Bay Club ❶	Toronto	ON	MRC	100	293	293	98
The Heathview ❷ ❸	Toronto	ON	MRC	100	587	587	99
The Colonnade ❶	Toronto	ON	MRC	100	157	157	94
Condominium Suites	Toronto	ON	MRC	100	4	4	100
SUBTOTAL					7,974	7,904	99

CERTIFICATIONS

❶ Certified Rental Building Program ❷ LEED Gold ❸ LEED Silver

U.S.

PROPERTY	CITY	STATE	OWNERSHIP	OWNERSHIP INTEREST (%)	TOTAL SUITES	OWNERSHIP SUITES	OCCUPANCY (%)
Sunset & Gordon ❶	Los Angeles	CA	MRC	59	299	176	n/a
Retreat at City Center ❶	Aurora	CO	MRG	100	225	225	94
Settlers' Creek ❶	Fort Collins	CO	MRG	100	229	229	95
The Retreat at Spring Park ❶	Garland	TX	MRG	100	188	188	93
Grand Venetian at Las Colinas ❶	Irving	TX	MRG	100	514	514	94
Verandah at Valley Ranch ❶	Irving	TX	MRG	100	319	319	92
The Georgian Apartments ❶	New Orleans	LA	MRG	100	135	135	96
1643 Josephine	New Orleans	LA	MRG	100	116	116	n/a
Greenbrier Estates ❶	Slidell	LA	MRG	100	144	144	92
Alta at K Station ❶ ❷	Chicago	IL	MRC	100	848	848	98
Coast at Lakeshore East ❶ ❸	Chicago	IL	MRG	51	515	263	95
Marquee at Block 37 ❶ ❷ ❹	Chicago	IL	MRC/MRG	100	690	690	92
Briarhill Apartments ❶	Atlanta	GA	MRG	100	292	292	96

Continued on next page

CERTIFICATIONS

❶ Equal Housing Opportunity ❷ LEED Gold ❸ LEED Silver ❹ LEED Certified

MULTI-SUITE RESIDENTIAL

Continued

U.S.

PROPERTY	CITY	STATE	OWNERSHIP	OWNERSHIP INTEREST (%)	TOTAL SUITES	OWNERSHIP SUITES	OCCUPANCY (%)
The Savoy Luxury Apartments ❶	Atlanta	GA	MRG	100	232	232	95
Barrett Walk Luxury Apartment Homes ❶	Kennesaw	GA	MRG	100	290	290	94
210 Watermark ❶	Bradenton	FL	MRG	100	216	216	98
Santorini Apartments ❶	Boynton Beach	FL	MRC	100	226	226	92
Vizcaya Lakes ❶	Boynton Beach	FL	MRC	100	126	126	92
Blue Isle Apartment Homes ❶	Coconut Creek	FL	MRG	100	340	340	95
2940 Solano at Monterra ❶	Cooper City	FL	MRG	51	252	129	96
Emerald Lake Apartments ❶	Lake Worth	FL	MRC	100	338	338	95
Governors Gate I ❶	Pensacola	FL	MRG	100	240	240	98
Governors Gate II ❶	Pensacola	FL	MRG	100	204	204	96
Jamestown Estates ❶	Pensacola	FL	MRG	100	177	177	96
Woodcliff Apartment Homes ❶	Pensacola	FL	MRG	100	184	184	95
Woodbine Apartment Homes ❶	Riviera Beach	FL	MRG	100	408	408	95
Mallory Square ❶	Tampa	FL	MRG	100	383	383	93
Village Crossing Apartment Homes ❶	West Palm Beach	FL	MRG	100	189	189	95
The Lodge at Crossroads ❶	Cary	NC	MRG	100	432	432	94
Perry Point Ultimate Apartments ❶	Raleigh	NC	MRG	100	432	432	96
Northgate at Falls Church ❶	Falls Church	VA	MRG	100	104	104	88
The Fenestra at Rockville Town Square ❶	Rockville	MD	MRC/MRG	100	492	492	94
SUBTOTAL					9,779	9,281	95
TOTAL MULTI-SUITE RESIDENTIAL					17,753	17,185	97

CERTIFICATIONS

❶ Equal Housing Opportunity ❷ LEED Gold ❸ LEED Silver ❹ LEED Certified

RETAIL

CANADA

PROPERTY	CITY	PROV.	OWNER-SHIP	OWNERSHIP INTEREST (%)	TOTAL AREA (SF)	OWNERSHIP AREA (SF)	OCCUPANCY (%)	TOP TENANTS
Burquitlam Plaza	Coquitlam	BC	MRT	100	68,000	68,000	98	CIBC, Dollarama, Shoppers Drug Mart
Pine Centre Mall ❷	Prince George	BC	MRT	100	482,500	482,500	99	B.C. Liquor, Dollarama, Sport Chek, Winners
Shelbourne Plaza	Victoria	BC	MRT	100	57,000	57,000	98	A&W, Scotiabank, TD Canada Trust
Airdrie Co-op Centre	Airdrie	AB	MRT	100	70,000	70,000	100	Co-Op Grocery Store, TD Canada Trust
Airdrie RONA Centre	Airdrie	AB	MRT	100	44,000	44,000	100	Lubexx, Rona, Tim Hortons
Heritage Towne Centre	Calgary	AB	MRT	100	131,000	131,000	100	Ashley Furniture, Dollarama, Perfect Home
Prairie Mall	Grande Prairie	AB	MRC/MRT	100	263,000	263,000	95	Ardene, Dollarama, Marshalls, Urban Planet
Parkland Mall ❸	Red Deer	AB	MRT	100	444,500	444,500	85	Ardene, Dollarama, GoodLife Fitness, Skechers, Staples, The Keg, Walmart, Winners
The Centre ❸	Saskatoon	SK	MRT	100	518,000	518,000	96	Best Buy, Cineplex, GoodLife Fitness, Sport Chek
Shoppers Mall ❷	Brandon	MB	MRT	100	361,000	361,000	94	Capitol Theatre, GoodLife Fitness, Sobeys Extra

Continued on next page

CERTIFICATIONS

❶ BOMA Platinum ❷ BOMA Gold ❸ BOMA Silver ❹ BOMA Bronze ❺ BOMA Certified

RETAIL

Continued

CANADA

PROPERTY	CITY	PROV.	OWNER-SHIP	OWNERSHIP INTEREST (%)	TOTAL AREA (SF)	OWNERSHIP AREA (SF)	OCCUPANCY (%)	TOP TENANTS
Charleswood Centre	Winnipeg	MB	MRT	100	123,000	123,000	100	Boston Pizza, Dollarama, Liquor Mart, Safeway
Southdale Centre	Winnipeg	MB	MRT	100	175,500	175,500	94	Bank of Montreal, Dollarama, Walmart
Aurora Centre	Aurora	ON	MRT	100	304,000	304,000	98	Canadian Tire, Cineplex Odeon, Petsmart, Sobeys
Bramalea City Centre ❶	Brampton	ON	MRC	21	1,421,500	294,500	91	Aritzia, Best Buy, H&M, Hollister, Metro, Sephora
Cambridge Centre ❷	Cambridge	ON	MRT	100	719,000	719,000	92	Cambridge Ice Centre, Galaxy, Indigo, Marshalls
Market Square	Kanata	ON	MRT	100	68,000	68,000	100	Bulk Barn, Farm Boy, LCBO, TD Canada Trust
Wonderland Corners	London	ON	MRT	100	46,000	46,000	89	Swiss Chalet, YMCA of Western Ontario
Kingsbury Centre	Mississauga	ON	MRT	100	70,000	70,000	98	Longo's, Shoppers Drug Mart
Hampton Park Plaza	Ottawa	ON	MRT	100	102,000	102,000	100	East Side Mario's, Food Basics, Scotiabank
Home Base	Ottawa	ON	MRT	100	10,000	10,000	–	Vacant
St. Laurent ❷	Ottawa	ON	MRT	100	797,500	797,500	97	Hudson's Bay, Intact Financial Corp., Sport Chek
100 Cavell Avenue	Toronto	ON	MRC	100	5,500	5,500	84	Frecles Fox Restaurant, Shop N Go
Centerpoint Mall ❸	Toronto	ON	MRC	100	610,000	610,000	98	Canadian Tire, Hudson's Bay, No Frills, Canada Computers & Electronics
East York Town Centre ❹	Toronto	ON	MRC	100	327,500	327,500	91	Dollarama, Food Basics, St. Michael's Hospital
The Colonnade	Toronto	ON	MRC	100	101,000	101,000	91	Cartier, Christian Dior, Prada, William Ashley
Yonge & McGill	Toronto	ON	MRC	100	7,500	7,500	77	Amato Pizza, Barburrito, Market Place
Guildwood Village Shopping Centre	Toronto	ON	MRC	100	53,000	53,000	98	Valu-Mart, Bank of Montreal, CIBC, Tim Hortons
Woodbridge Square	Vaughan	ON	MRT	50	112,000	56,000	100	Moose & Firkin, Nations Fresh Foods, Scotiabank
SUBTOTAL					7,492,000	6,309,000	95	

CERTIFICATIONS

❶ BOMA Platinum ❷ BOMA Gold ❸ BOMA Silver ❹ BOMA Bronze ❺ BOMA Certified

U.S.

PROPERTY	CITY	STATE	OWNER-SHIP	OWNERSHIP INTEREST (%)	TOTAL AREA (SF)	OWNERSHIP AREA (SF)	OCCUPANCY (%)	TOP TENANTS
Gonzales Plaza	Gonzales	LA	MRC	100	76,500	76,500	100	Aaron's, Cato, Dollar Tree, Mattress Firm
Southland Mall	Houma	LA	MRC	100	446,500	446,500	69	Encore, H & M, J.C.Penny, Unitech Training
Airline Park Shopping Center	Matairie	LA	MRC	100	53,500	53,500	67	Aaron's, Dollar Tree, Harbor Freight, H & R Block
North Shore Square	Slidell	LA	MRC	100	259,000	259,000	56	At Home, Conn's
Alta at K Station ❶	Chicago	IL	MRC	100	13,500	13,500	100	Fulton River Dental, River North MRI
Boynton Town Center	Boynton Beach	FL	MRC	100	209,000	209,000	95	Best Buy, Michaels, Target, Total Wine & More
Weeki Wachee Village	Brooksville	FL	MRC	100	82,500	82,500	98	Liquor Depot, Snap Fitness, Tone U, Winn Dixie
Rainbow Square	Dunnellon	FL	MRC	100	124,000	124,000	86	Dollar Tree, Publix, Sherwin Williams
Florida Shores Plaza	Edgewater	FL	MRC	100	79,500	79,500	99	Beall's Outlet, Big B Liquors, Winn Dixie
Lantana Plaza	Lake Worth	FL	MRC	100	245,500	245,500	99	Dollar Tree, Home Depot, Office Depot, Publix
Town & Country Shopping Center	Palatka	FL	MRC	100	196,500	196,500	66	Beall's Outlet, CVS Pharmacy, Dollar Tree, Publix
Westward Shopping Center	West Palm Beach	FL	MRC	100	233,000	233,000	100	Harbor Freight, Haverly's Furniture, Office Depot
SUBTOTAL					2,019,000	2,019,000	82	
TOTAL RETAIL					9,511,000	8,328,000	91	

CERTIFICATIONS

❶ LEED Gold

OFFICE

CANADA

PROPERTY	CITY	PROV.	OWNER-SHIP	OWNERSHIP INTEREST (%)	TOTAL AREA (SF)	OWNERSHIP AREA (SF)	OCCUPANCY (%)	TOP TENANTS
111 Dunsmuir ¹	Vancouver	BC	MRT	100	222,000	222,000	100	Stantec Consulting Ltd., Wood Canada Limited
Chancery Place ^{2 12}	Vancouver	BC	MRT	100	142,500	142,500	100	Boston Pizza, Victoria's Health Inc.
Seymour Place	Victoria	BC	MRT	100	235,500	235,500	100	Ministry of Citizens' Serv.
505 3rd Street SW ^{2 12}	Calgary	AB	MRT	50	142,000	71,000	75	Bank of China, Morguard Investments Ltd
7315 8th Street NE ³	Calgary	AB	MRT	100	19,500	19,500	100	Genesis Land Development Corp.
Centre 810	Calgary	AB	MRT	100	77,500	77,500	80	CIMA Canada Inc, The MI Group Ltd.
Citadel West	Calgary	AB	MRT	100	78,500	78,500	100	CH2M Hill Canada Limited
Deerport Centre ³	Calgary	AB	MRT	100	48,500	48,500	44	Arcadis Canada Inc., Plexina Inc.
Duncan Building ⁴	Calgary	AB	MRT	100	81,000	81,000	100	RCMP
National Bank Building	Calgary	AB	MRT	100	43,500	43,500	100	National Bank of Canada
207 and 215 9th Avenue SW ^{2 12}	Calgary	AB	MRT	100	636,500	636,500	99	Engel & Volkers, Obsidian Energy Ltd.
Petroleum Plaza ^{3 8}	Edmonton	AB	MRT	50	304,000	152,000	99	Alberta Infrastructure, Servus Credit Union Ltd.
Scotia Place ²	Edmonton	AB	MRT	20	565,000	113,000	59	Bank of Nova Scotia, Grant Thornton
Keewatin Square	Regina	SK	MRC	100	37,500	37,500	100	Regina Health Region
400 St. Mary ²	Winnipeg	MB	MRC	20	137,500	27,500	61	Province of Manitoba, Public Works
444 St. Mary ³	Winnipeg	MB	MRC	20	247,500	49,500	95	Great West Life, Manitoba Superannuation Board
Quinte Consolidated Courthouse ^{1 7}	Belleville	ON	MRC	50	173,000	86,500	100	Legal Aid Ontario, Superior Court of Justice
Bramalea City Centre (Office)	Brampton	ON	MRC	21	79,500	16,500	97	Access Employment, SPS Commerce Canada Ltd
123 Commerce Valley Drive ^{1 12}	Markham	ON	MRC	100	204,000	204,000	94	CIBC World Markets Inc., Illumiti Inc.
201 City Centre Drive ^{1 5 9 10 11 12}	Mississauga	ON	MRC	100	215,000	215,000	82	BDC, Capservco LP, City of Mississauga,
2920 Matheson East ^{1 12}	Mississauga	ON	MRC	50	234,000	117,000	78	Bayer Inc., Cogent Canada Inc.
33 City Centre Drive ^{1 9 10 11}	Mississauga	ON	MRC	100	213,000	213,000	85	Accenture Inc., CDI College, RBC
55 City Centre Drive ^{1 9 10 11}	Mississauga	ON	MRC	100	174,000	174,000	77	Morguard Investments Ltd, Trios College, The Keg (2020)
5985 Explorer Drive	Mississauga	ON	MRC	100	135,500	135,500	100	Federal Express Canada Ltd.
77 City Centre Drive ^{1 9 10 11}	Mississauga	ON	MRC	100	194,500	194,500	89	Economical Mutual Insurance Company
Creekside Corporate Centre	Mississauga	ON	MRC	100	301,500	301,500	100	TD Bank Financial Group
59 Camelot Drive ³	Nepean	ON	MRC	100	106,500	106,500	100	Her Majesty the Queen
586 Argus Road	Oakville	ON	MRC	100	74,500	74,500	91	Rockstar Games Toronto ULC, Saviour Drugs Ltd.
2794 South Sheridan Way	Oakville	ON	MRC	100	36,500	36,500	-	Vacant
131 Queen Street ⁵	Ottawa	ON	MRC	100	329,500	329,500	100	Her Majesty the Queen
301 Laurier Avenue	Ottawa	ON	MRT	50	26,000	13,000	19	Moores The Suit People
350 Sparks Street	Ottawa	ON	MRC	100	173,500	173,500	65	Morguard, Chicken Farmers of Canada
525 Coventry	Ottawa	ON	MRT	100	42,500	42,500	100	Assent Compliance Inc.
99 Metcalfe Street ⁶	Ottawa	ON	MRC	100	157,000	157,000	86	Her Majesty the Queen, International Actuarial
CBC Ottawa Broadcast Centre ³	Ottawa	ON	MRC	100	251,500	251,500	100	CBC, Her Majesty the Queen
Green Valley Office Park ³	Ottawa	ON	MRT	100	123,000	123,000	75	The Ottawa Hospital, The Ottawa Fertility Centre
Heritage Place ³	Ottawa	ON	MRT	50	216,000	108,000	86	Her Majesty the Queen, The Dominion, Winners
Jean Edmonds Towers	Ottawa	ON	MRC	50	552,000	276,000	100	Her Majesty the Queen
Performance Court ^{2 7 15}	Ottawa	ON	MRC	50	370,000	185,000	100	Shopify Inc., CIBC World Markets Inc., KPMG

Continued on next page

CERTIFICATIONS

¹ BOMA Platinum ² BOMA Gold ³ BOMA Silver ⁴ BOMA Bronze ⁵ BOMA Certified ⁶ BOMA Earth ⁷ LEED Gold ⁸ LEED Silver ⁹ National Toby Award
¹⁰ Toby Award ¹¹ Certificate of Excellence ¹² Energy Star ¹³ Bullfrog Powered

OFFICE

Continued

CANADA

PROPERTY	CITY	PROV.	OWNER-SHIP	OWNERSHIP INTEREST (%)	TOTAL AREA (SF)	OWNERSHIP AREA (SF)	OCCUPANCY (%)	TOP TENANTS
St. Laurent Business Centre ⑤	Ottawa	ON	MRT	100	88,500	88,500	47	Assent Compliance, RJR Innovations, Syglam
Standard Life ⑤	Ottawa	ON	MRT	50	378,000	189,000	98	Her Majesty the Queen
Time Square ⑤	Ottawa	ON	MRT	100	111,000	111,000	84	Her Majesty the Queen, Embassy of Kuwait
200 Yorkland ⑤	Toronto	ON	MRT	100	150,000	150,000	94	Ferring Inc., Investors Group, Versa Systems
77 Bloor Street West ② ⑦	Toronto	ON	MRT	50	396,000	198,000	100	Harry Rosen, TD Bank, Sephora
945 Wilson Avenue	Toronto	ON	MRC	32	228,000	74,500	100	No Major Tenants
Etobicoke Wellness Centre ⑦	Toronto	ON	MRC	100	156,000	156,000	100	Etobicoke General Hospital Ancillary Services
Leaside Corporate Centre ⑤	Toronto	ON	MRC	95	94,000	89,500	81	Ontario Motor Vehicle Industry Council, RBC
41 Rue Victoria ⑤	Gatineau	QC	MRC	100	134,500	134,500	100	Brookfield BRP Holdings Canada Inc.
Place Innovation ⑦ ⑧	Saint-Laurent	QC	MRC / MRT	100	896,000	896,000	96	Bombardier Inc., AJW Technique, Ciena Canada
SUBTOTAL					10,033,000	7,656,500	92	

CERTIFICATIONS

- ① BOMA Platinum ② BOMA Gold ③ BOMA Silver ④ BOMA Bronze ⑤ BOMA Certified ⑥ BOMA Earth ⑦ LEED Gold ⑧ LEED Silver ⑨ National Toby Award
 ⑩ Toby Award ⑪ Certificate of Excellence ⑫ Energy Star ⑬ Bullfrog Powered

U.S.

PROPERTY	CITY	STATE	OWNER-SHIP	OWNERSHIP INTEREST (%)	TOTAL AREA (SF)	OWNERSHIP AREA (SF)	OCCUPANCY (%)	TOP TENANTS
Palm Aire	Pompano Beach	FL	MRC	100	8,500	8,500	88	No major tenant listed due to GLA
SUBTOTAL					8,500	8,500	88	
TOTAL OFFICE					10,041,500	7,665,000	92	

INDUSTRIAL

CANADA

PROPERTY	CITY	PROV.	OWNER-SHIP	OWNERSHIP INTEREST (%)	TOTAL AREA (SF)	OWNERSHIP AREA (SF)	OCCUPANCY (%)	TOP TENANTS
Capital East Business Centre	Ottawa	ON	MRC	100	243,000	243,000	92	Sleep Country Canada, LCBO, Stericycle
Maple Leaf Foods Dist. Centre ①	Puslinch	ON	MRC	59	284,000	167,500	100	Maple Leaf Foods Inc.
1875 Leslie	Toronto	ON	MRT	100	52,000	52,000	100	Goose and Firkin, Poolmaster Canada
2041-2151 McCowan	Toronto	ON	MRT	100	197,000	197,000	86	Every Green International Inc, TuxMat
279 Yorkland	Toronto	ON	MRT	100	18,000	18,000	100	Arz Fine Foods Express Ltd.
285 Yorkland	Toronto	ON	MRT	100	25,000	25,000	100	The Mitchell Partnership Inc.
Industrial Portfolio	Various	Various	MRC	100	479,000	479,000	85	Acklands Grainger, Carquest
TOTAL INDUSTRIAL					1,298,000	1,181,500	90	

CERTIFICATIONS

- ① LEED Gold

HOTEL

CANADA

PROPERTY	CITY	PROV.	OWNERSHIP	OWNERSHIP INTEREST (%)	TOTAL ROOMS	OWNERSHIP ROOMS
Inn at the Quay	New Westminster	BC	MRC	100	126	126
Acclaim Hotel Calgary Airport	Calgary	AB	MRC	70	225	158
Hilton Garden Inn	Edmonton	AB	MRC	100	160	160
Clearwater Residence Hotel – Timberlea	Fort McMurray	AB	MRC	100	66	66
Clearwater Suite Hotel	Fort McMurray	AB	MRC	100	150	150
Cortona Residence	Fort McMurray	AB	MRC	100	57	57
Franklin Suite Hotel	Fort McMurray	AB	MRC	100	75	75
Merit Hotel & Suites	Fort McMurray	AB	MRC	100	160	160
Nomad Hotel & Suites	Fort McMurray	AB	MRC	100	164	164
Radisson Hotel & Suites Fort McMurray	Fort McMurray	AB	MRC	100	134	134
Vantage Inn and Suites	Fort McMurray	AB	MRC	100	83	83
Days Hotel and Suites	Lloydminster	AB	MRC	100	128	128
Cambridge Red Deer Hotel & Conference Centre	Red Deer	AB	MRC	100	241	241
Temple Gardens Mineral Spa Resort Hotel	Moose Jaw	SK	MRC	100	181	181
Wingate by Wyndham Regina	Regina	SK	MRC	100	118	118
Saskatoon Inn & Conference Centre	Saskatoon	SK	MRC	100	257	257
Holiday Inn Winnipeg South	Winnipeg	MB	MRC	100	170	170
Residence Inn Marriott – London	London	ON	MRC	50	116	58
Courtyard Marriott Markham	Markham	ON	MRC	100	144	144
Residence Inn Marriott – Markham	Markham	ON	MRC	100	100	100
Courtyard Marriott Mississauga	Mississauga	ON	MRC	100	144	144
Hilton Garden Inn Toronto Airport West	Mississauga	ON	MRC	100	152	152
Residence Inn Marriott – Mississauga	Mississauga	ON	MRC	100	100	100
Courtyard Marriott – Ottawa	Ottawa	ON	MRC	50	183	92
Hilton Garden Inn and Homewood Suites	Ottawa	ON	MRC	100	346	346
Holiday Inn Express	Ottawa	ON	MRC	100	115	115
Towne Place Suites by Marriott	Sudbury	ON	MRC	100	105	105
Days Inn & Suites	Thunder Bay	ON	MRC	100	92	92
Days Inn North	Thunder Bay	ON	MRC	100	92	92
Courtyard by Marriott Toronto Airport	Toronto	ON	MRC	100	168	168
Hotel Carlingview Toronto Airport	Toronto	ON	MRC	100	112	112
Residence Inn by Marriott Toronto Airport	Toronto	ON	MRC	100	137	137
Toronto Airport Marriott	Toronto	ON	MRC	95	424	403
Courtyard Marriott Vaughan	Vaughan	ON	MRC	100	144	144
Cambridge Suites Hotel Halifax	Halifax	NS	MRC	100	200	200
The Prince George Hotel	Halifax	NS	MRC	100	203	203
Cambridge Suites Hotel Sydney	Sydney	NS	MRC	100	145	145
Days Inn and Suites	Yellowknife	NT	MRC	100	80	80
Stanton Suites Hotel	Yellowknife	NT	MRC	100	106	106
TOTAL HOTEL					5,903	5,666

TAKING DECISIVE ACTION TOGETHER

You never get anywhere standing still. You take decisive action. For us, the best opportunities come from working together. Drawing on all our talents. All our resources. Acting as one. Our interdisciplinary team is exceptionally skilled at working together to examine the real estate market to find the best opportunities for our tenants, partners and our investors. We never stop seeking opportunities to increase our portfolio value through diversification. And when we find them, we're already poised to take action. New acquisitions. Large-scale development projects. Thoughtful capital improvements. Enhanced tenant services. We actively create opportunities to acquire, enhance and develop our portfolio, always with a view to increasing value for our investors.

THE MORGUARD GROUP

Morguard is a fully integrated real estate company with a diversified, high-quality portfolio of assets across North America. We have built our business with strong leadership, proven management and significant long-term growth for over 45 years. As of December 31, 2019, Morguard had \$21.3 billion of total assets under management, directly owns 207 properties, and employed 1,500 real estate professionals in 13 offices throughout North America.

Publicly Traded Real Estate Company Morguard Corporation

Publicly Traded Real Estate Investment Trusts Morguard REIT
Morguard North American Residential REIT

Real Estate Advisory Company Morguard

Investment Management Company Lincluden

CORPORATE INFORMATION

BOARD OF DIRECTORS

Chris J. Cahill³
Chief Executive Officer
Deputy, Accor Hotels

David A. King^{2, 4}
Vice Chairman
Corporate Director

Timothy J. Murphy^{2, 3}
Partner, McMillan LLP

Michael S. Robb^{1, 3}
Corporate Director

Bruce K. Robertson^{1, 2, 4}
Vice President, Investments
The Woodbridge Company Limited

K. Rai Sahi⁴
Chairman and
Chief Executive Officer

Angela Sahi
Senior Vice President

L. Peter Sharpe^{1, 3, 4}
Corporate Director

1 Audit Committee

2 Human Resources,
Compensation and
Pension Committee

3 Corporate Governance and
Nominating Committee

4 Investment Committee

EXECUTIVE DIRECTORY

K. Rai Sahi
Chairman and
Chief Executive Officer

Paul Miatello
Senior Vice President,
Chief Financial Officer

Beverley G. Flynn
Senior Vice President,
General Counsel
and Secretary

Angela Sahi
Senior Vice President

Christopher A. Newman
Chief Financial Officer
Morguard North American
Residential REIT

Andrew Tamlin
Chief Financial Officer
Morguard REIT

W. Scott MacDonald
Executive Vice President, Retail
Morguard Investments Limited

Tullio Capulli
Senior Vice President,
Asset and Property Management,
Office & Industrial, Eastern Canada
Morguard Investments Limited

Tom Johnston
Senior Vice President
Asset and Property Management,
Western Canada
Morguard Investments Limited

Margaret Knowles
Senior Vice President, Development
Morguard Investments Limited

Pamela McLean
Senior Vice President, Finance,
and Chief Financial Officer, Services
Morguard Investments Limited

Sanjay Rateja
Vice President,
Operations – Hotels

John Talano
Senior Vice President,
Operations (U.S.)
Morguard North American
Residential REIT

Robert McFarlane
Vice President,
Internal Audit

Brian Athey
Vice President,
Development

Patrick Seward
Vice President,
Planning and Corporate
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Robert Wright
Vice President

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Auditors
Ernst & Young LLP

Principal Bankers
Royal Bank of Canada
Toronto-Dominion Bank

Share Listing
Toronto Stock Exchange

Symbol
MRC

Investor Relations
Visit our website at
www.morguard.com or view
our filings on SEDAR at
www.sedar.com.

Annual Shareholder Meeting
Wednesday May 6, 2020
at 10:30 a.m.
Rattlesnake Point Golf Club
5407 Regional Road 25
Milton, ON
L9T 2X5

For additional information, contact:

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